058.0	0006	0005.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	634,700 /	634,700
					USE VALUE:	634,700 /	634,700
					ASSESSED:	634,700 /	634,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		LOWELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SITTEL CORNELIA
Owner 2:	
Owner 3:	
Street 1:	51 LOWELL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BUTLER EMILY -
Owner 2:	-
Street 1:	51 LOWELL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,900 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1900, having primarily Clapboard Exterior and 1194 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4900.000	257,600		377,100	634,700
Total Card	0.112	257,600		377,100	634,700
Total Parcel	0.112	257,600		377,100	634,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 531.57 | /Parcel: 531.5

Legal Description

User Acct 38569

GIS Ref

GIS Ref

Insp Date 10/29/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 058.0-0006-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	257,700	0	4,900.	377,100	634,800	634,800	Year End Roll	12/18/2019
2019	101	FV	212,300	0	4,900.	377,100	589,400	589,400	Year End Roll	1/3/2019
2018	101	FV	212,300	0	4,900.	253,200	465,500	465,500	Year End Roll	12/20/2017
2017	101	FV	212,300	0	4,900.	242,400	454,700	454,700	Year End Roll	1/3/2017
2016	101	FV	212,300	0	4,900.	220,800	433,100	433,100	Year End	1/4/2016
2015	101	FV	207,000	0	4,900.	177,800	384,800	384,800	Year End Roll	12/11/2014
2014	101	FV	207,000	0	4,900.	158,900	365,900	365,900	Year End Roll	12/16/2013
2013	101	FV	207,000	0	4,900.	150,800	357,800	357,800		12/13/2012

!4976!

PRINT

Date	Time
12/10/20	19:55:59

LAST REV

Date	Time
10/09/19	14:19:27
apro	
4976	

USER DEFINED

Prior Id # 1:	38569
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BUTLER EMILY	52164-23		1/30/2009		382,000	No	No		
o donnell james	32085-592		11/30/2000		227,200	No	No		
	10728-327		12/17/1964			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2018	MEAS&NOTICE	CC	Chris C
5/22/2009	Measured	189	PATRIOT
3/25/2001	MLS	MM	Mary M
1/12/2000	Measured	263	PATRIOT
1/12/2000	Mailer Sent		
7/26/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4900		Sq. Ft.	Site		0	70.	1.10	11			Med. Tr	-5					377,054						377,100	

Total AC/HA:	0.11249	Total SF/SM:	4900	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	377,054	Spl Credit		Total:	377,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99495000
Adj $ / SQ:	174.614
Other Features:	60920
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	316489
Depreciation:	58867
Depreciated Total:	257622

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1				HB		

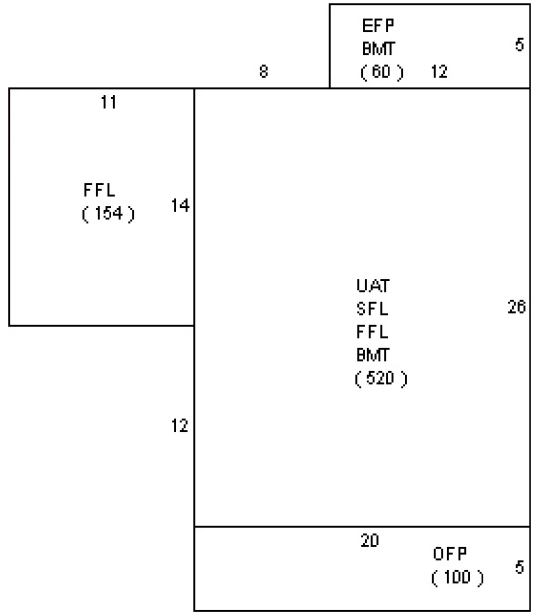
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	174.61
Special Features:	0	Val/Su Net:	124.81
Final Total:	257600	Val/Su SzAd	215.75

SUB AREA

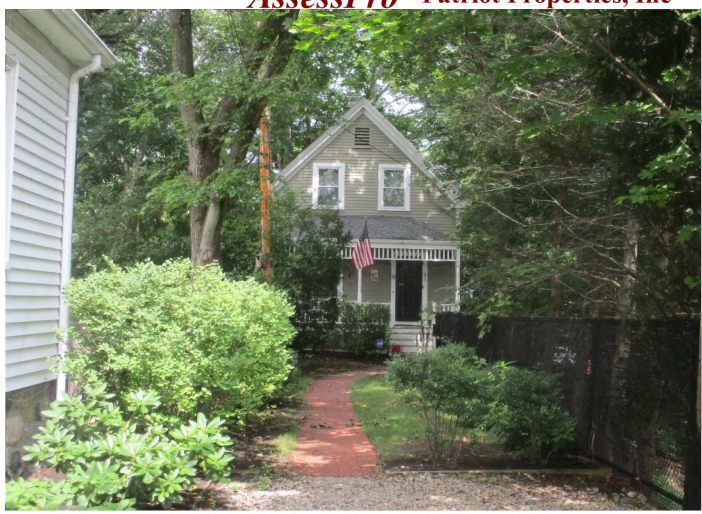
Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	674	174.610	117,690
BMT	Basement	580	52.380	30,383
SFL	Second Floor	520	174.610	90,799
UAT	Upper Attic	130	69.850	9,080
OFP	Open Porch	100	32.830	3,283
EFP	Enclos Porch	60	72.230	4,334
	Net Sketched Area:	2,064	Total:	255,569
Size Ad	1194	Gross Are	2454	FinArea 1194

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

058.0-0006-0005.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	